

District: City of Springfield
 School Name: Mary A. Dryden Veterans Memorial School
 Recommended Category: Project Scope and Budget
 Date: May 30, 2012

Recommendation

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the City of Springfield for an addition and renovation project at the Mary A. Dryden Veterans Memorial School.

| District Information | |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| District Name | City of Springfield |
| Early Childhood Center | Margaret C. Ells Early Childhood Center (PK-1) |
| K-12 Facility | Springfield Academy for Excellence (K-12) |
| Elementary/Middle Schools | 12 (PK-5) 18 (K-5) 1 (PK-8) |
| Middle Schools | 7 (6-8) |
| Middle/High School | The Springfield Renaissance School (6-12) |
| High Schools | 4 (9-12) |
| School Name | Mary A. Dryden Veterans Memorial School |
| Type of School | Elementary School |
| Grades Served | PK-5 |
| Year Opened | 1953 |
| Total Square Footage | 38,850 |
| Additions | Adjunct building addition in 1954 for PK program and roof replacement in 2009 |
| Acreage of Site | 10.06 acres |
| Building Issues | The building was damaged by a severe weather system in June, 2011, and the City identified deficiencies in the following areas: <ul style="list-style-type: none"> - Structural integrity - Envelope - Windows - Roof - Accessibility |
| Original Design Capacity | 253 |
| 2011-2012 Enrollment | 261 |
| Agreed Upon Enrollment | 280 |
| Enrollment Specifics | The City and MSBA have mutually agreed upon a design enrollment of 280 students for grades K-5, for a project that will serve grades PK-5. |

| MSBA Board Votes | |
|-----------------------------------|-------------------|
| Preferred Schematic Authorization | November 17, 2011 |

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| Project Scope & Budget Authorization | On June 6, 2012 Board agenda |
| Reimbursement Rate Before Incentives | 80.00% |
| Incentive Points | 1.91 – Maintenance 1.00 – CM @ Risk (Received IG approval on October 28, 2011) 3.83 – Major reconstruction or renovation/reuse |
| Total Reimbursement Rate* | 80.00% |

** By statute, 80% is the maximum reimbursement rate. Here, the City's base reimbursement rate is 80% before applying any incentive points. If the City does not qualify for these incentive points, its reimbursement rate of 80% will not be affected because its base rate is the maximum rate of 80%.*

| | |
|-------------------------|--------------------------------|
| Consultants | |
| Owner's Project Manager | Arcadis U.S., Inc. |
| Designer | Drummeay Rosane Anderson, Inc. |

Discussion

On June 1, 2011, a tornado struck portions of western Massachusetts, including the City of Springfield, causing damage to two schools within the District: the Elias Brookings Elementary School and the Mary A. Dryden Veterans Memorial Elementary School. At the Dryden Elementary School, the most significant damage was to the classroom wing, which comprises nearly 25% of the total square footage of the building. The roof of the classroom wing was displaced, affecting the structural integrity of this portion of the building. In addition, flying debris damaged the main roof. In conjunction with its consultants, the City conducted an initial study, which indicated that building systems would need to be replaced in both the classroom wing and the main portion of the building.

Since June, 2011, the City has been working to establish a budget for each project and has met with Federal Emergency Management Agency (FEMA) and completed FEMA's Project Worksheets to determine what part of each project will be eligible for reimbursement under FEMA guidelines. Although the City has confirmed with FEMA that portions of the work at both the Dryden Elementary School and the Brookings Elementary School will be eligible for reimbursement, FEMA's final funding level and reimbursement will not be available until the projects are complete.

MSBA staff reviewed the documents provided by the City and met with the City and its consultants to discuss scope and budget. The City has provided a Total Project Budget of \$14,397,142, which includes an estimated construction cost of \$10,720,901. The basis of the estimated maximum Total Facilities Grant would be \$9,026,625, which excludes OPM fees in excess of 3.5% of construction costs, ineligible costs associated with abatement of asbestos-containing floor materials, site costs in excess of 8% of total building cost, costs associated with swing space, costs associated with mailing and moving, owner's and construction contingency costs, and third-party funding, including FEMA funds, which are estimated to be \$3,239,357 and subject to adjustment based on the actual amounts received from FEMA and any other third parties.

| Project Scope and Budget Agreement | | |
|-------------------------------------------------------------------------------------------------|---------------------------------------------|------------------------------------|
| Design Enrollment: 280 Total Gross Square Feet: 40,900 | District's Proposed Total Project Budget | Basis of Total Facilities Grant |
| Total Project Budget | \$14,397,142 | |
| Project Budget* | \$13,063,776 | |
| Estimated third-party funding (FEMA)** | \$3,239,357 | |
| Project Budget, less third-party funding | \$9,824,419 | \$9,026,625 |
| Reimbursement Rate | | 80.00% |
| Estimated Maximum Total Facilities Grant*** | | \$7,221,300 |
| Potential additional grant funds for eligible owner's and construction contingency expenditures | | \$1,066,669 |
| Maximum Total Facilities Grant**** | | \$8,287,993 |

* *Project Budget is the Total Project Budget minus owner's and construction contingencies; includes an estimated construction budget of \$10,720,901.*

** *This amount is an estimate based on information provided by the City and is subject to adjustment based on the final amount of third-party funding received by the City for this project.*

*** *Does not include any grant funds for potentially eligible owner's or construction contingency expenditures; subject to MSBA review and audit.*

**** *Includes maximum possible owner's and construction contingency grant funds, the final amount of which, if any, shall be determined by the MSBA in its sole discretion. The MSBA does not anticipate that the City will expend all of its contingency funds on expenses that are eligible for MSBA reimbursement.*

Based on the information that the MSBA has received from Springfield, staff recommends that the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the City of Springfield for an addition and renovation project at the Mary A. Dryden Veterans Memorial School, subject to the following conditions and limitations:

- The City understands that the MSBA's participation is as the payer of last resort and that the MSBA will not participate in any costs that will be reimbursed by FEMA or any other third party;
- The City of Springfield shall continue to work with FEMA and the Massachusetts Emergency Management Agency ("MEMA") and provide any and all information that FEMA and/or MEMA may require or request, to ensure and maximize FEMA funding and assistance for the proposed project at the Mary A. Dryden Veterans Memorial School;
- The City must receive approval from FEMA for a grant or grants that result in FEMA reimbursing the City for 75% of all FEMA-eligible project costs for the proposed Mary A. Dryden Veterans Memorial School project; and
- Pursuant to the MSBA's regulations, 963 CMR 2.09 (6), the total amount of FEMA funding and any other third-party funding shall be deducted from the total amount of MSBA-eligible project costs, and the remaining amount of eligible project costs shall be

apportioned between the MSBA and City according to the applicable reimbursement rate, as determined by the MSBA.

MSBA staff recommends an estimated maximum Total Facilities Grant of \$7,221,300; however, the City may be eligible for up to an additional \$1,066,669 in grant funds, subject to the MSBA's review and audit of the District's owner's and construction contingency expenditures. Accordingly, staff recommends a maximum Total Facilities Grant of \$8,287,993 for the Project Scope and Budget Agreement and Project Funding Agreement with the City of Springfield for an addition and renovation project at the Mary A. Dryden Veterans Memorial School.